

## Professional Services Branch

***\*Included in cost estimates is the Procurement Division's, Office of Small Business and Disabled Veteran Business Enterprise Services surcharge of .29% in 2007-2008 on the dollar value of construction and private architectural and engineering contract awards.***

### Construction Services (TT Code 3099)

#### Construction Supervision

Provision of on-site inspection, contract administration, and/or construction management services through the direct assignment of a Construction Supervisor or Inspector to each project during construction period.

#### 2007-2008:

\$119.00 per hour

#### Proposed 2008-09:

\$135.00 per hour

#### Direct Construction

Direct accomplishment of high quality, rapid response construction work in state-owned buildings, with minimum client disruption, as follows: *Emergency Work* - necessary to correct or mitigate fire, life safety or security issues officially declared as an "emergency" caused by a variety of reasons. *Urgent Work* - necessary to correct or mitigate fire, life safety or security issues which are urgent (not official emergencies) caused by a variety of reasons. *Standard Work* - necessary to complete construction solutions to a wide variety of construction challenges including: historic restoration and renovation, alteration, repair, tenant improvement, Americans with Disability Act (ADA) compliance, Information Technology (IT) upgrades, etc.

#### 2007-2008:

Prevailing wage plus administrative costs

#### Proposed 2008-09:

Prevailing wage plus administrative costs

### Design Services (TT CODE 2820):

#### Architecture and Engineering Project Management - Basic Services

Develops program budget plans, schematic plans, preliminary plans, working drawings, technical specifications, and cost estimates, and construction phase architectural and engineering services for Capital Outlay and Special Repair Construction Projects. Pre-design architectural programming, facility evaluations, construction, feasibility and infra-structure studies are also available.

#### 2007-2008:

Estimates available upon request.

#### Proposed 2008-09:

Estimates available upon request.

#### Architectural Design

Architectural design concepts illustrated by plans, elevations, sections, and other graphic representations and technical specifications describing the type of construction, occupancy, building materials, and special features required to meet the facility program requirements of the client.

#### 2007-2008:

\$147.00 per hour

#### Proposed 2008-09:

Estimates available upon request.

#### Civil Engineering

Site development work including site clearing and grading; retaining walls, roadways, parking, and yard paving; storm water collection, drainage and disposal systems; water supply, treatment, and conveyance facilities; waste water collection, treatment, and disposal facilities; topographic surveys; underground storage tanks and pollution control measures; plans and specifications for budget level, design development, and construction documents; construction phase support services; field investigations, surveys, special studies and reports.

#### 2007-2008:

\$147.00 per hour

#### Proposed 2008-09:

\$167.00 per hour

*For additional information, contact the Professional Services Branch in the Real Estate Services Div. at*

(916) 375-4700 (CALNET 480-4700).

**Cost Engineering**

Prepares construction cost estimates for various phases of project development. Value engineering analysis. Life cycle cost analysis. Verification and review of estimates prepared by other agencies and private consultants.

**2007-2008:**

\$147.00 per hour

**Proposed 2008-09:**

\$167.00 per hour

**Electrical Engineering**

Electrical designs for primary and secondary electrical distribution systems, standby and emergency power systems, power quality for computers, interior and exterior lighting and illumination, telecommunications and data systems, fire/life safety systems, security surveillance systems; plans and technical specifications for budget level, design development, and construction documents; construction phase support services; field investigations, surveys, special studies and reports.

**2007-2008:**

\$147.00 per hour

**Proposed 2008-09:**

\$167.00 per hour

**Graphic Architecture Services**

Architectural/engineering physical and 3 dimensional computer assistant design and drafting (CADD) models and renderings; architectural and site signage; architectural photography; exhibit design, and publication design.

**2007-2008:**

\$147.00 per hour

**Proposed 2008-09:**

\$167.00 per hour

**Landscape Architecture**

Landscape design services for site landscaping, hardscaping and irrigation systems to enhance aesthetic and functional aspects and minimize maintenance requirements of site development; budget level, design development, construction documents and construction phase support services; site surveys, program and cost information, design consultation and plan checking services; field investigations, surveys, special studies and reports.

**2007-2008:**

\$147.00 per hour

**Proposed 2008-09:**

\$167.00 per hour

**Mechanical Engineering**

Mechanical designs, calculations and drawings for heating, ventilation, air conditioning, refrigeration, plumbing, chiller and steam generating plants and mechanical distribution systems; energy management control systems, computer calculations and data analysis; plans and specifications for budget level, design development, and construction documents; construction phase support services; field investigations, surveys, special studies and reports.

**2007-2008:**

\$147.00 per hour

**Proposed 2008-**

**2009:** \$114.00 per hour

**Space Programming-State Leased Space (TT CODE 2810)**

Provides programming, space planning, interior design, and project management services for state leased facilities. These include the layout, design, plans, specifications, and building review of tenant improvements for new premises, expansion and/or alterations of existing space, and build-to-suit projects; new and reconfigured conventional and modular systems furniture (MSF); cost and time estimates for the acquisition, relocation and construction of leased premises.

**2007-2008:**

\$114.00 per hour

**Proposed 2008-09:**

\$114.00 per hour

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**Structural Engineering**

Prepare structural designs, calculations and drawings for new construction and alterations/additions to existing state

**2007-2008:**

\$147.00 per hour

**Proposed 2008-09:**

\$167.00 per hour

buildings; structural studies and reports on existing buildings where structural problems may arise or where upgrading is anticipated; construction phase support services; field investigation, surveys, special studies, and reports.

**Environmental Services Section (TT CODE 2799)**

Provides assistance to all departments, boards, and commissions in conducting environmental planning, special studies (preliminary site assessments, site suitability, etc.), and the preparation of environmental documents required by the California Environmental Quality Act and National Environmental Policy Act. Provides both experienced staff in the preparation of environmental documents and the availability of professional consultant services for larger and/or complex projects. Environmental planning consultants are maintained under retainer contracts for a broad range of specialized environmental assessments and studies, for preparation of small CEQA/NEPA documents, and for securing environmental permits; project-specific environmental services contractors can be secured at the client's request for environmental assessment of larger undertakings (new construction, environmental remediation, adoption of regulations, etc.). Environmental Services staff offers project management assistance in obtaining permits from various state and federal regulatory agencies including the Corps of Engineers (Section 404), California Department of Fish and Game (Stream Alteration Agreements), and permits involving sites with endangered species; staff also expertise in environmental due diligence required for land acquisition including preparation of preliminary site assessments and reports required by the state Public Works Board.

**2007-2008:**

\$114.00 per hour

**Proposed 2008-09:**

\$114.00 per hour

**Special Programs:**

**Hazardous Waste Management Programs**

Asbestos abatement, underground storage tank, mold, lead related issues, and PCB-contaminated equipment; action plans and specifications; remedial investigation, construction work; monitoring and certification. Maintains a data base of all state-owned facilities with asbestos.

**2007-2008:**

\$147.00 per

**Proposed 2008-09:**

\$167.00 per hour

**Seismic Retrofit**

Provide structural evaluations of buildings including recommendations for retrofit solutions, manage the retrofit process from design through construction, maintain a database on the structural status of all state owned buildings.

**2007-2008:**

\$147.00 per

**Proposed 2008-09:**

\$167.00 per hour

**Vault Services**

Provides storage of building design and construction plans. Services include records management, storage, duplication and maintenance.

**2007-2008:**

Cost available upon request.

**Proposed 2008-09:**

Cost available upon request.

**Leasing Services (TT CODE 3430):**

Site survey and search, solicitation, evaluation of available properties, preparation of bid packages, conduct competitive bidding, lease negotiation and preparation for office, warehouse, laboratory space, lease-purchase, and ongoing lease management.\* \*

**2007-2008:**

1.82% of monthly rent

**Proposed 2008-09:**

1.82% of monthly rent

*\*\* If there are substantial changes in program scope which require extensive replanning and/or leasing*

*effort, the project in hand will be canceled and billed at the hourly rate for actual time spent.*

<i>Build to suit facilities: Hourly leasing services as outlined above, obtaining assignable options, and zoning coordination.</i>	<b>2007-2008:</b> \$117.00 per hour	<b>Proposed 2008-09:</b> \$117.00 per hour
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<i>Hourly leasing services, which include client document review, land lease, parking, telecommunication sites and special studies.</i>	<b>2007-2008:</b> \$117.00 per hour	<b>Proposed 2008-09:</b> \$117.00 per hour
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<i>Modular Buildings and Mobile Units leasing services: Hourly leasing services as outlined in (1) will apply if the state lease provides an equity position or option to purchase at anytime during the lease term.</i>	<b>2007-2008:</b> \$117.00 per hour	<b>Proposed 2008-09:</b> \$117.00 per hour
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(1) Site survey and search, solicitation, evaluation of available properties, preparation of bid packages, conduct competitive bidding, lease negotiation and preparation for office, warehouse, laboratory space, lease-purchase, and ongoing lease management.\* \*

*\*\* If there are substantial changes in program scope which require extensive replanning and/or leasing effort, the project in hand will be canceled and billed at the hourly rate for actual time spent.*

<b>Real Property Services (TT CODE 2910):</b> Complete services available for due diligence site selection, appraisal, appraisal review, acquisition, condemnation, relocation assistance, property management, and sale and leasing of some surplus properties.	<b>2007-2008:</b> \$117.00 per hour	<b>Proposed 2008-09:</b> \$117.00 per hour
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<b>Statewide Property Inventory (SPI) (TT CODE 2430):</b> An inventory of all state proprietary land holdings and leases are maintained and available for reference. Agencies are accessed an annual per record surcharge on proprietary land holding records for maintenance of the inventory system.	<b>2007-2008:</b> \$1.71 per record Ad hoc and standard reports available upon request w/o charge. Fee may be required if request involves a large amount of research.	<b>Proposed 2008-09:</b> \$1.71 per record Ad hoc and standard reports available upon request w/o charge. Fee may be required if request involves a large amount of research.
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**Other Services:**

Architectural programming, feasibility studies for new facilities, special studies and evaluations of existing facilities for infra-structure, State Fire Marshal and ADA compliance; site suitability reports, soil investigations, project analysis, contract management and administration, and document retrieval.

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